



To the Honorable Council  
City of Norfolk, Virginia

February 24, 2022

**From:** George M. Homewood  
Director of Planning

**Subject:** City Planning Commission - Zoning  
Text Amendment to establish "Inn" as a use

**Reviewed:**

**Ward/Superward:** City Wide

Patrick Roberts, Deputy City  
Manager

**Approved:**

Dr. Larry H. Filer II, City Manager

**Item Number:** PH-3

- I. **Planning Commission Recommendation:** By a vote of **5 to 0**, the Planning Commission recommends **Approval**.
- II. **Request:** Text amendment to the Norfolk *Zoning Ordinance* to create, define, and establish performance standards and parking requirements for "Inn" as a principal use in residential, commercial, downtown, historic, and special purpose base zoning districts.
- III. **Applicant:** City Planning Commission
- IV. **Description:**
  - There are three Bed and Breakfast establishments in Norfolk, two of which have been operating for at least 20 years:
    - Grandiflora (1231 Boissevain Avenue)
    - Paige House (323 Fairfax Avenue)
    - The Inn at 411 (411 York Street)
  - Planning has had discussions with two of these establishments, as well as many other property owners or interested parties in various parts of the City, regarding the creation of a type of use that accommodates more guests than the current Bed and Breakfast regulations allows and additional amenities for both guests and the public.
  - Based on these discussions, staff believes that a use that falls somewhere between a Bed and Breakfast and a Hotel is warranted and is proposing an amendment creating a use called "Inn".
  - As proposed, an inn is generally defined with the option for some of the attributes to be modified through the case-by-case review afforded by a Conditional Use Permit process. The general attributes are:

|                                       |                               |            |
|---------------------------------------|-------------------------------|------------|
| <b>P=Permitted<br/>C= Conditional</b> | <b>Zoning District</b>        | <b>Inn</b> |
| <b>Commercial District</b>            | C-N (Neighborhood Commercial) | P          |
|                                       | C-C (Community Commercial)    | P          |

- A building or group of building at least 40 years old.
- Offers lodging for no more than 15 rooms for no more than 30 days.
- Amenities for both guests and non-guests.
- On-site management when the lodging units are occupied.
  - At all other times, the Inn shall define the hours of on-site management and provide a method of requesting assistance with a response from a manager on-site within 30 minutes.
- One bathroom per guest.
- At least one meal per day must be offered to guests staying at the facility.
- An Inn would be more intense than a Bed and Breakfast, but not as intense as a Hotel.
- Similar to Hotels, an Inn would be permitted in the following districts, plus conditionally in all the historic districts:

|                                     |   |   |
|-------------------------------------|---|---|
|                                     | C-R (Regional Commercial)                                   | P |
|                                     | O (Office)  | P |
|                                     | BC-O (Business and Commercial Park – Office)                | P |
|                                     | BC-I (Business and Commercial Park –Industrial)             | P |
| <b>Downtown Districts</b>           | D-W (Downtown Waterfront)                                   | P |
|                                     | D-BC (Downtown Business Center)                             | P |
|                                     | D-MU (Downtown-Mixed Use)                                   | P |
|                                     | D-AD (Downtown-Arts and Design)                             | P |
|                                     | D-FN (Downtown- Fort Norfolk)                               | P |
|                                     | D-SP (Downtown-Saint Paul's)                                | P |
| <b>Historic Districts</b>           | HC-G1 (Ghent)   | C |
|                                     | HC-G2 (Ghent)   | C |
|                                     | HC-WF1 (West Freemason)                                     | C |
|                                     | HC-WF2 (West Freemason)                                     | C |
|                                     | HC-EF (East Freemason)                                      | C |
| <b>Special Purpose Districts</b>    | IN-C (Institutional -Campus)                                | P |
|                                     | A (Airport)   | P |
|                                     | UV (University Village)                                     | P |
|                                     | TOD-C (Transit-Oriented Development-Core)                   | P |
|                                     | G-1 (Granby/Monticello Corridor Mixed-use)                  | P |
| <b>Legacy Development Approvals</b> | PD-MU East Beach (East Beach Planned Development Mixed-Use) | C |

- The following vehicle parking standards are recommended:
  - Downtown (Fort Norfolk only): 0.67 parking spaces per guest room plus one for staff, plus additional parking for any ancillary uses at 50% as required for Table 5.1.7(D).
  - Traditional/Suburban/Coastal: 1 parking space for every guest room plus one for staff, plus additional parking for any ancillary uses at 50% as required for Table 5.1.7(D).
- The following bicycle parking standards are recommended:
  - One bicycle parking space for each guest room, plus 1 parking space per 1,000 square feet of area dedicated to accessory uses such as restaurants and conference space.
  - A minimum of 10% of required bicycle parking must be dedicated for long term bicycle spaces except where exempt in the *Zoning Ordinance*.

#### **V. Historic Resources Impacts:**

Norfolk has a concentration of large historic and uniquely significant structures located both in our neighborhoods and commercial areas. Providing flexibility for their adaptive reuse is key to maintaining these structures.

**VI. Public Schools Impacts:**

N/A

*Staff contact: Joy Kelling at (757) 664-4756, [joy.kirch-kelling@norfolk.gov](mailto:joy.kirch-kelling@norfolk.gov)*

**Attachments:**

- Proponents and Opponents
- Staff Report to CPC dated February 24, 2022 with attachments
- Ordinance

## **Proponents and Opponents**

### **Proponents**

Vince Connery  
324 Fairfax Avenue  
Norfolk, VA 23507

Lisa Murphy  
440 Monticello Avenue Suite 2200  
Norfolk, VA 23510

Tim Faulkner  
423 Fairfax Avenue  
Norfolk, VA 23507

Kate Wilson  
320 Fairfax Avenue  
Norfolk, VA 23507

Malia & Jeremy McGee  
724 Graydon Avenue  
Norfolk, VA 23507

Christina  
Goode  
1536 Cloncurry Road  
Norfolk, VA 23505

Sarah Clarkson  
517 Pembroke Avenue  
Norfolk, VA 23507

Donya Cobb  
323 Fairfax Avenue  
Norfolk, VA 23507

Veronica Meade  
1100 Exploration Way  
Hampton, VA 23666

### **Opponent**

None

## City Planning Commission Public Hearing: January 27, 2022

Executive Secretary: George M. Homewood, FAICP, CFM

Staff Planner: Joy Kelling

| Staff Report         | Item No.                     |   |
|----------------------|------------------------------|---|
| Applicant            | City Planning Commission     |   |
| Request              | <b>Zoning Text Amendment</b> | Text amendment to the Norfolk <i>Zoning Ordinance</i> to create, define, and establish performance standards and parking requirements for “Inn” as a principal use in residential, commercial, downtown, historic, and special purpose base zoning districts. |
| Staff Recommendation | <b>Approval</b>              |   |

### A. Executive Summary

- The text amendment would establish “Inn” as a use and create performance and parking standards in the *Zoning Ordinance*.
- Given that the proposed “Inn” accommodates the need for a use that is smaller in scale than a hotel but is slightly more intense than a Bed and Breakfast, and that it will provide another potential for adaptive reuse, staff recommends **approval**.
- At the January 27 public hearing, Planning Commission voted to continue this item for a month to allow further time for public review.

### B. Plan Consistency

The addition of “Inn” as an allowable use creates a greater scope of economic vitality for Norfolk’s historic buildings, in line with the goals and objectives of *plaNorfolk2030* which encourages development that enhances and preserves the City’s historic neighborhoods and architecture.

### C. Analysis

- There are three Bed and Breakfast establishments in Norfolk, all operating for at least 20 years:
  - Grandiflora (1231 Boissevain Avenue)
  - Paige House (323 Fairfax Avenue)
  - The Inn at 411 (411 York Street)
- Planning has had discussions with two of these establishments, as well as many other property owners or interested parties in various parts of the City, regarding the creation of a type of use that accommodates more guests than the current Bed and Breakfast regulations allows and additional amenities for both guests and the public.

- Based on these discussions, staff believes that a use that falls somewhere between a Bed and Breakfast and a Hotel is warranted and is proposing an amendment creating a use called “Inn”.
- As proposed, an inn is generally defined with the option for some of the attributes to be modified through the case-by-case review afforded by a Conditional Use Permit process. The general attributes are:
  - A building or group of building at least 40 years old.
  - Offers lodging for no more than 15 rooms for no more than 30 days.
  - Amenities for both guests and non-guests.
  - On-site management when the lodging units are occupied.
    - At all other times, the Inn shall define the hours of on-site management and provide a method of requesting assistance with a response from a manager on-site within 30 minutes.
  - One bathroom per guest.
  - At least one meal per day must be offered to guests staying at the facility.
- An Inn would be more intense than a Bed and Breakfast, but not as intense as a Hotel. A comparison is below:

|                    | Bed and Breakfast   | Inn  | Hotel                         | Short Term Rental  |
|--------------------|---|--|-------------------------------|--|
| Guest Rooms        | 4 to 7<br>Depends on zoning district                      | Maximum of 15<br>(CUP to modify)   | Minimum of 10                 | Max 9 units  |
| Type of Structure  | Single-family home  | N/A  | N/A                           | Multi-Family or Single-Family  |
| Age of Structure   | Varies by zoning district                                 | Must be at least 40 years old  | N/A                           | N/A  |
| On Site Management | Owner or manager reside on premises 24-hour/7 days a week | On-site management 24-hour/7<br>Some modification to hours with a CUP and must be on-site within 30 min of a request for assistance  | Staffed 24-hour/7 days a week | Management must be on-site within 30 min of a request for assistance |
| Amenities          | For guest only  | Available to guests or public: <ul style="list-style-type: none"> <li>○ Pool</li> <li>○ Fitness room</li> <li>○ Spa</li> <li>○ Dining room</li> <li>○ Business center</li> <li>○ Meeting room</li> <li>○ Restaurant</li> <li>○ One meal a day</li> </ul> | Wide variety                  | N/A  |
| Bathrooms          | One bathroom per guest room                               | One bathroom per guest room<br>(CUP to modify)   | No zoning requirement         |  |
| Expiration         | None  | None   | None                          | 2 years  |

- Similar to Hotels, an Inn would be permitted in the following districts, plus conditionally in all the historic districts:

| <b>P=Permitted<br/>C= Conditional</b> | <b>Zoning District</b>                                      | <b>Inn</b> |
|---------------------------------------|---|------------|
| <b>Commercial District</b>            | C-N (Neighborhood Commercial)                               | P          |
|                                       | C-C (Community Commercial)                                  | P          |
|                                       | C-R (Regional Commercial)                                   | P          |
|                                       | O (Office)  | P          |
|                                       | BC-O (Business and Commercial Park – Office)                | P          |
|                                       | BC-I (Business and Commercial Park –Industrial)             | P          |
| <b>Downtown Districts</b>             | D-W (Downtown Waterfront)                                   | P          |
|                                       | D-BC (Downtown Business Center)                             | P          |
|                                       | D-MU (Downtown-Mixed Use)                                   | P          |
|                                       | D-AD (Downtown-Arts and Design)                             | P          |
|                                       | D-FN (Downtown- Fort Norfolk)                               | P          |
|                                       | D-SP (Downtown-Saint Paul's)                                | P          |
| <b>Historic Districts</b>             | HC-G1 (Ghent)   | C          |
|                                       | HC-G2 (Ghent)   | C          |
|                                       | HC-WF1 (West Freemason)                                     | C          |
|                                       | HC-WF2 (West Freemason)                                     | C          |
|                                       | HC-EF (East Freemason)                                      | C          |
| <b>Special Purpose Districts</b>      | IN-C (Institutional -Campus)                                | P          |
|                                       | A (Airport)   | P          |
|                                       | UV (University Village)                                     | P          |
|                                       | TOD-C (Transit-Oriented Development-Core)                   | P          |
|                                       | G-1 (Granby/Monticello Corridor Mixed-use)                  | P          |
| <b>Legacy Development Approvals</b>   | PD-MU East Beach (East Beach Planned Development Mixed-Use) | C          |

#### **D. Parking**

Staff is recommending the following vehicle parking requirements:

- Downtown (Fort Norfolk only): 0.67 parking spaces per guest room plus one for staff, plus additional parking for any ancillary uses at 50% as required for Table 5.1.7(D).
- Traditional/Suburban/Coastal: 1 parking space for every guest room plus one for staff, plus additional parking for any ancillary uses at 50% as required for Table 5.1.7(D).

Staff is recommending the following bicycle parking requirements:

- One bicycle parking space for each guest room, plus 1 parking space per 1,000 square feet of area dedicated to accessory uses such as restaurants and conference space.



- A minimum of 10% of required bicycle parking must be dedicated for long term bicycle spaces except where exempt in the *Zoning Ordinance*.

Parking for **ancillary uses** at 50% as required by Table 5.1.7(D)

| Use                           | Downtown Character District      | 50%  | Traditional Character District   | 50%  | Suburban Character District      | 50%  | Coastal Character District       | 50%  |
|-------------------------------|----------------------------------|--|----------------------------------|--|----------------------------------|--|----------------------------------|--|
| Restaurant /Banquet Hall      | 1 per 250 enclosed assembly area | 0.5 per 250 enclosed assembly area<br>OR<br>1 per 500 enclosed assembly area | 1 per 175 enclosed assembly area | 0.5 per 175 enclosed assembly area<br>OR<br>1 per 350 enclosed assembly area | 1 per 150 enclosed assembly area | 0.5 per 150 enclosed assembly area<br>OR<br>1 per 300 enclosed assembly area | 1 per 175 enclosed assembly area | 0.5 per 175 enclosed assembly area<br>OR<br>1 per 350 enclosed assembly area |
| Health & Fitness Facility     | 1 per 250 sf                     | 0.5 per 250 sf<br>OR<br>1 per 500 sf   | 1 per 175 sf                     | 0.5 per 175 sf<br>OR<br>1 per 350 sf   | 1 per 150 sf                     | 0.5 per 150 sf<br>OR<br>1 per 300 sf   | 1 per 150 sf                     | 0.5 per 150 sf<br>OR<br>1 per 300 sf   |
| Conference or Training Center | 1 per 600 sf                     | 0.5 per 600 sf<br>OR<br>1 per 1,200 sf                                       | 1 per 300 sf                     | 0.5 per 300 sf<br>OR<br>1 per 600 sf   | 1 per 250 sf                     | 0.5 per 250 sf<br>OR<br>1 per 500 sf   | 1 per 250                        | 0.5 per 250<br>OR<br>1 per 500 sf  |

## E. Communication Outreach/Notification

- Planning staff met with the following Civic Leagues:
  - Willoughby Civic League: They had no significant comments.
  - Ghent Civic League: They sent a letter of concern dated November 17.
  - Ghent Neighborhood League on February 16, 2022.
    - Members expressed a variety of concerns about the proposal.
  - Freemason Street Area Association: They sent a letter of support November 18.
  - Cottage Line Civic League: They had no significant comments.
- Legal notification was placed in *The Virginian-Pilot* on January 13 and January 20.

## F. Recommendation

- Norfolk has a concentration of large historic and uniquely significant structures located both in our neighborhoods and commercial areas.
- Providing flexibility for their adaptive reuse is key to maintaining these structures.
- Staff recommends that a text amendment to add “Inn” as a use in the *Zoning Ordinance* be **approved**.
- Staff is aware that the owners and representatives of some existing establishments may have suggestions to make regarding language to be added and provisions to be modified that would perhaps better fit their particular circumstances. In developing the draft presented to the Commission for consideration, staff has attempted to craft language that appears to work well across the many zoning districts in which an Inn would be permitted while also providing substantial flexibility through the CUP process. Staff is not aware of an urgent need to advance this text amendment this month so if, after listening to the public hearing and carefully considering the comments, should the Commission wish to modify the proposal, staff asks that you do so by continuing the application and providing clear direction of what to modify and how to make sure that any modifications are prepared carefully rather than risk the potential unintended consequences of making “on-the-fly” amendments.

**Attachments:**

Proposed text amendments  
Letter from the Ghent Neighborhood League  
Letter from the Willoughby Civic League  
Letter from the Freemason Street Area Association  
Letter from the Slatterys, the Page House Inn owners  
Letter from Mr. Friddell  
Letter from Ms. Foy  
Letter from Ms. Wilson  
Letter from Mr. Faulkner  
Letter from residents of Fairfax Avenue  
Letters from Connery  
Mr. Dalcher Ltr  
Mr. Keenan Ltr  
Ancillary Parking Table

Form and Correctness Approved: *BAP*

Contents Approved:



By: \_\_\_\_\_  
Office of the City Attorney



By: \_\_\_\_\_  
DEPT. Planning

NORFOLK, VIRGINIA

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## Ordinance No.

AN ORDINANCE TO AMEND SECTION 4.2.3.F(10) AND VARIOUS TABLES OF THE NORFOLK ZONING ORDINANCE SO AS TO DEFINE AND CREATE PERFORMANCE STANDARDS FOR A USE CALLED "INN" AND TO PERMIT THE USE BY RIGHT IN ALL COMMERCIAL DISTRICTS, ALL DOWNTOWN DISTRICTS, AND THE IN-C, A, UV, TOD-C, AND G-1 SPECIAL PURPOSE DISTRICTS AND ONLY BY CONDITIONAL USE PERMIT IN THE HISTORIC CONSERVATION DISTRICTS AND THE PD-MU EAST BEACH DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That Table 3.2.12 of the Norfolk Zoning Ordinance, entitled "Principal, Accessory, and Temporary Use Table for Residential Base Zoning Districts," is hereby amended and reordained so as to show "Inn" as a principal use under the use category of "Visitor Accommodation Uses" and to prohibit the use in any residential zoning district. The table shall read as set forth in "Exhibit A," attached hereto.

Section 2:- That Table 3.3.9 of the Norfolk Zoning Ordinance, entitled "Principal, Accessory, and Temporary Use Table for Commercial Base Zoning Districts," is hereby amended and reordained so as to allow so "Inn" as a principal use, by right, in the C-N (Neighborhood - Commercial), C-C (Community - Commercial), C-R (Regional - Commercial), O (Office), BC-O (Business and Commerce Park - Office) and BC-I (Business and Commerce Park - Industrial) Districts. The table shall read as set forth in "Exhibit B," attached hereto.

Section 3:- That Table 3.4.11 of the Norfolk Zoning Ordinance, entitled "Principal, Accessory, and Temporary Use Table for Downtown Base Zoning Districts," is hereby amended and reordained so as to allow so "Inn" as a principal use, by right, in the D-W (Downtown Waterfront), D-BC (Downtown Business Center), D-MU (Downtown Mixed Use), D-AD (Downtown Arts and

Design), D-FN (Downtown - Fort Norfolk), and D-SP (Downtown - Saint Paul's) Districts. The table shall read as set forth in "Exhibit C," attached hereto.

Section 4:- That Table 3.6.11 of the Norfolk Zoning Ordinance, entitled "Principal, Accessory, and Temporary Use Table for Historic and Cultural Conservation Base Zoning Districts," is hereby amended and reordained so as to allow "Inn" as a principal use only by conditional use permit in the HC-G1, HC-G2, and HC-G3 (Ghent Historic and Cultural Conservation) Districts, in the HC-WF1 and HC-WF2 (West Freemason Historic and Cultural Conservation) Districts, and in the HC-EF (East Freemason Historic and Cultural Conservation) District. The table shall read as set forth in "Exhibit D," attached hereto.

Section 5:- That Table 3.7.13 of the Norfolk Zoning Ordinance, entitled "Principal, Accessory, and Temporary Use Table for Special Purpose Districts," is hereby amended and reordained so as to allow "Inn" as a principal use, by right, in the IN-C (Institutional - Campus), A (Airport), OSP (Open Space and Preservation), A (Airport), UV (University Village), TOD-C (Transit-oriented Development - Core), and G-1 (Granby/Monticello Corridor Mixed Use) Districts. The table shall read as set forth in "Exhibit E," attached hereto.

Section 6:- That Section 4.2.3.F(10) of the Norfolk Zoning Ordinance, establishing performance standards for individual Visitor Accommodation Uses, is hereby amended so as to create a new use, defined as "Inn" and to adopt performance standards applicable to any such use. The text shall read as forth in "Exhibit F," attached hereto.

Section 7:- That Tables 5.1.7(D) and 5.1.9 of the Norfolk Zoning Ordinance, establishing off-street vehicle and bicycle parking requirements for principal uses, are hereby amended and reordained so as to require certain off-street vehicle and bicycle parking as a development standard applicable to the new use defined as "Inn". The text shall read as forth in "Exhibit G," attached hereto.

Section 8:- That Table 3.7.13 of the Norfolk Zoning Ordinance, entitled "Table of Land Uses," is hereby amended and reordained so as to allow "Inn" as a principal use only by conditional use permit in the East Beach Planned Development Mixed-Use (PD-MU-East Beach) District. The table shall read as set forth in "Exhibit H," attached hereto.

Section 9:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 10:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (1 page)  
Exhibit B (1 page)  
Exhibit C (1 page)  
Exhibit D (1 page)  
Exhibit E (1 page)  
Exhibit F (2 pages)  
Exhibit G (2 pages)  
Exhibit H (1 page)

# ARTICLE 4: ZONING DISTRICTS

## 4.2 RESIDENTIAL BASE ZONING DISTRICTS

### 4.2.12. USES FOR THE RESIDENTIAL BASE ZONING DISTRICT

**TABLE 3.2.12: PRINCIPAL, ACCESSORY, AND TEMPORARY USE TABLE FOR RESIDENTIAL BASE ZONING DISTRICTS**

**P = PERMITTED BY RIGHT    C = ALLOWED ONLY WITH APPROVAL OF A CONDITIONAL USE PERMIT  
BLANK CELL = PROHIBITED**

| USE CATEGORY                     | USE TYPE                                 | SF-2 | SF-4 | SF-6 | SF-10 | SF-T | R-C | MF-NS | MF-AC | MF-HR | PERFORMANCE STANDARDS |                              |
|----------------------------------|--|------|------|------|-------|------|-----|-------|-------|-------|-----------------------|------------------------------|
| Visitor<br>Accommodation<br>Uses | Bed and breakfast                        |      |      |      |       |      | C   | C     | C     | C     | 4.2.3.F(9)            | 4.2.3.F(10)(a)               |
|                                  | Campground                               |      |      |      |       |      |     |       |       |       |                       | 4.2.3.F(10)(b)               |
|                                  | Hotel or motel                           |      |      |      |       |      |     |       |       |       |                       | 4.2.3.F(10)(c)               |
|                                  | <u>Inn</u>                               |      |      |      |       |      |     |       |       |       |                       | <u>4.2.3.F(10)(d)</u>        |
|                                  | Short-term rental unit (vacation rental) | P/C  | P/C  | P/C  | C     | C    | P/C | C     |       |       |                       | 4.2.3.F(10)( <del>d</del> e) |

## 4.3 COMMERCIAL BASE ZONING DISTRICTS

### 4.3.9. USES FOR THE COMMERCIAL BASE ZONING DISTRICTS

**TABLE 3.3.9: PRINCIPAL, ACCESSORY, AND TEMPORARY USE TABLE FOR COMMERCIAL BASE ZONING DISTRICTS**

P = PERMITTED BY RIGHT C = ALLOWED ONLY WITH APPROVAL OF A CONDITIONAL USE PERMIT  
BLANK CELL = PROHIBITED

| USE CATEGORY               | USE TYPE                                 | C-N      | C-C      | C-R      | O        | BC-O     | BC-I     | PERFORMANCE STANDARDS |                              |
|----------------------------|--|----------|----------|----------|----------|----------|----------|-----------------------|------------------------------|
| Visitor Accommodation Uses | Bed and breakfast                        | C        |          |          |          |          |          | 4.2.3.F(9)            | 4.2.3.F(10)(a)               |
|                            | Campground                               |          |          |          |          |          |          |                       | 4.2.3.F(10)(b)               |
|                            | Hotel or motel                           | P        | P        | P        | P        | P        | P        |                       | 4.2.3.F(10)(c)               |
|                            | <u>Inn</u>                               | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |                       | <u>4.2.3.F(10)(d)</u>        |
|                            | Short-term rental unit (vacation rental) | C        | C        | C        |          |          |          |                       | 4.2.3.F(10)( <del>d</del> e) |

## 4.4 DOWNTOWN BASE ZONING DISTRICTS

### 4.4.11. USES FOR THE DOWNTOWN BASE ZONING DISTRICTS

**TABLE 3.4.11: PRINCIPAL, ACCESSORY, AND TEMPORARY USE TABLE FOR DOWNTOWN BASE ZONING DISTRICTS**

P = PERMITTED BY RIGHT C = ALLOWED ONLY WITH APPROVAL OF A CONDITIONAL USE PERMIT  
BLANK CELL = PROHIBITED

| USE CATEGORY               | USE TYPE                                 | D-W      | D-BC     | D-MU     | D-AD     | D-FN     | D-SP     | PERFORMANCE STANDARDS |                              |
|----------------------------|--|----------|----------|----------|----------|----------|----------|-----------------------|------------------------------|
| Visitor Accommodation Uses | Bed and breakfast                        |          |          | P        | P        |          | P        | 4.2.3.F(9)            | 4.2.3.F(10)(a)               |
|                            | Campground                               |          |          |          |          |          |          |                       | 4.2.3.F(10)(b)               |
|                            | Hotel or motel                           | P        | P        | P        | P        | P        | P        |                       | 4.2.3.F(10)(c)               |
|                            | <u>Inn</u>                               | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |                       | <u>4.2.3.F(10)(d)</u>        |
|                            | Short-term rental unit (vacation rental) | P/C      | P/C      | P/C      | P/C      | P/C      | P/C      |                       | 4.2.3.F(10)( <del>d</del> e) |

## 4.6 HISTORIC AND CULTURAL CONSERVATION BASE ZONING DISTRICTS

### 4.6.11. USES FOR THE HISTORIC AND CULTURAL CONSERVATION BASE ZONING DISTRICTS

**TABLE 3.6.11: PRINCIPAL, ACCESSORY, AND TEMPORARY USE TABLE FOR HISTORIC AND CULTURAL CONSERVATION BASE ZONING DISTRICTS**

P = PERMITTED BY RIGHT C = ALLOWED ONLY WITH APPROVAL OF A CONDITIONAL USE PERMIT  
BLANK CELL = PROHIBITED

| USE CATEGORY               | USE TYPE                                 | HC-G1    | HC-G2    | HC-G3    | HC-WF1   | HC-WF2   | HC-EF    | PERFORMANCE STANDARDS |                              |
|----------------------------|--|----------|----------|----------|----------|----------|----------|-----------------------|------------------------------|
| Visitor Accommodation Uses | Bed and breakfast                        | C        | C        | C        | C        | C        |          | 4.2.3.F(9)            | 4.2.3.F(10)(a)               |
|                            | <u>Inn</u>                               | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> |                       | <u>4.2.3.F(10)(d)</u>        |
|                            | Short-term rental unit (vacation rental) |          |          |          | C        | C        |          |                       | 4.2.3.F(10)( <del>d</del> e) |

## 4.7 SPECIAL PURPOSE DISTRICTS

### 4.7.13. USES FOR THE SPECIAL PURPOSE DISTRICTS

**TABLE 3.7.13: PRINCIPAL, ACCESSORY, AND TEMPORARY USE TABLE FOR SPECIAL PURPOSE DISTRICTS**

P = PERMITTED BY RIGHT C = ALLOWED ONLY WITH APPROVAL OF A CONDITIONAL USE PERMIT  
BLANK CELL = PROHIBITED

| USE CATEGORY               | USE TYPE          | IN | IN-C     | A        | OSP | CONS | MI | UV       | EBH | TOD-C    | TOD-S | G-1      | PERFORMANCE STANDARDS |                       |
|----------------------------|-------------------|----|----------|----------|-----|------|----|----------|-----|----------|-------|----------|-----------------------|-----------------------|
| Visitor Accommodation Uses | Bed and breakfast |    |          |          |     |      |    |          | P   |          |       |          | 4.2.3.F(9)            | 4.2.3.F(10)(a)        |
|                            | Campground        |    |          |          | P   |      |    |          |     |          |       |          |                       | 4.2.3.F(10)(b)        |
|                            | Hotel or motel    |    | P        | P        |     |      |    | P        |     | P        |       | P        |                       | 4.2.3.F(10)(c)        |
|                            | <u>Inn</u>        |    | <u>P</u> | <u>P</u> |     |      |    | <u>P</u> |     | <u>P</u> |       | <u>P</u> |                       | <u>4.2.3.F(10)(d)</u> |



**TABLE 3.7.13: PRINCIPAL, ACCESSORY, AND TEMPORARY USE TABLE FOR SPECIAL PURPOSE DISTRICTS**

**P = PERMITTED BY RIGHT    C = ALLOWED ONLY WITH APPROVAL OF A CONDITIONAL USE PERMIT  
BLANK CELL = PROHIBITED**

| USE CATEGORY | USE TYPE                                 | IN | IN-C | A | OSP | CONS | MI | UV | EBH | TOD-C | TOD-S | G-1 | PERFORMANCE STANDARDS |                              |
|--------------|--|----|------|---|-----|------|----|----|-----|-------|-------|-----|-----------------------|------------------------------|
|              | Short-term rental unit (vacation rental) |    |      |   |     |      |    |    |     | P/C   | P/C   | P/C |                       | 4.2.3.F(10)( <del>d</del> e) |

# ARTICLE 5: PERFORMANCE STANDARDS

## 5.2 PERFORMANCE STANDARDS FOR PRINCIPAL USES

### 5.2.3. PERFORMANCE STANDARDS FOR ALL PRINCIPAL USES

#### F. STANDARDS SPECIFIC TO COMMERCIAL USES

##### (10) Definitions and Standards Applicable to Individual Visitor Accommodation Uses

###### (d) Inn

A building or group of buildings of special historic or architectural significance, unique character, or exceptional quality distinct from other buildings in the surrounding area which offers lodging units intended primarily for use by transient persons or tourists on a temporary basis and services that are more intimate and personal than are commonly offered at a hotel. The use may include amenities, available to both guests and the general public, such as a pool, fitness room, spa, dining room, meeting room, business center, and restaurant.

###### (i) A Conditional Use Permit is required in the following circumstances:

(A) When the Inn has more than 15 guest rooms.

(B) When the Inn does not provide one private bathroom for each guest bedroom, where such bathroom includes a toilet, sink, and either a bath or shower.

(C) When the Inn does not provide on-site management at all times while a lodging unit is occupied.

(D) When the total occupant capacity of the amenities available to the general public is greater than that of all guest bedrooms.

(ii) The operator shall provide on-site management at all times while a lodging unit is occupied, except when the conditions of a Conditional Use Permit authorizing the use contain a condition expressly requiring on-site management during only limited hours. Whenever such a condition has been imposed, the Conditional Use Permit shall also require that the operator shall provide to all of its guests a method of requesting assistance and shall respond with a manager on-site within 30 minutes, which condition cannot be waived.

(iii) The principal structure housing the Inn must have been constructed at least 40 years prior to the date of application for zoning approval.

- (iv) At least one bathroom, with the minimum facilities identified in subsection (i) above, must be provided for each guest bedroom in the Inn, except where a Conditional Use Permit authorizing the use contains a condition expressly requiring fewer bathrooms. Whenever such a condition has been imposed, the Conditional Use Permit shall require no fewer than 1 bathroom with the minimum facilities identified in subsection (i) above for each 1.5 guest bedrooms, which condition cannot be waived.
- (v) At least one meal per day must be offered to guests staying at the facility.
- (vi) The length of stay for each guest shall not exceed 30-days, except where otherwise permitted by Chapter 22 of the City Code.

# ARTICLE 6: DEVELOPMENT STANDARDS

## 6.2 PARKING, LOADING, AND BICYCLE STANDARDS

### 6.2.7. MOTOR VEHICLE PARKING DESIGN STANDARDS

**TABLE 5.1.7(D): MINIMUM NUMBER OF PARKING SPACES**

| PRINCIPAL USE CATEGORY     | PRINCIPAL USE TYPE                       | DOWNTOWN CHARACTER DISTRICT  | TRADITIONAL CHARACTER DISTRICT  | SUBURBAN CHARACTER DISTRICT   | COASTAL CHARACTER DISTRICT  |
|----------------------------|--|--|---|---|---|
| Visitor Accommodation Uses | Bed and breakfast                        | 0.67 per guest room plus resident spaces   | 1 per guest room plus resident spaces   | 1 per guest room plus resident spaces   | 1 per guest room plus resident spaces   |
|                            | Campground                               | 1 per 600 sf *   | 1 per 300 sf *  | 1 per 250 sf (*max. parking =125% of the min. requirement)  | 1 per 250 sf *  |
|                            | Hotel or motel                           | 0.5 spaces per 1 lodging unit  | 0.67 spaces per lodging unit  | 1 spaces per lodging unit   | 1.2 spaces per lodging unit   |
|                            | <u>Inn</u>                               | <u>0.67 per guest room plus 1 staff space, plus additional parking for any ancillary uses at 50% of the min. requirement</u> | <u>1 per guest room plus 1 staff space, plus additional parking for any ancillary uses at 50% of the min. requirement</u> | <u>1 per guest room plus 1 staff space, plus additional parking for any ancillary uses at 50% of the min. requirement</u> | <u>1 per guest room plus 1 staff space, plus additional parking for any ancillary uses at 50% of the min. requirement</u> |
|                            | Short-term rental unit (vacation rental) | 0.5 spaces per bedroom   | 0.67 spaces per bedroom   | 1 spaces per bedroom  | 1 space per rental unit up to 3 bedrooms, plus 1.2 spaces for each additional BDRM  |

## 6.2.9. BICYCLE PARKING

**TABLE 5.1.9: MINIMUM NUMBER OF BICYCLE PARKING SPACES**

| PRINCIPAL USE CATEGORY     | PRINCIPAL USE TYPE                       | DOWNTOWN CHARACTER DISTRICT   | TRADITIONAL CHARACTER DISTRICT  | SUBURBAN CHARACTER DISTRICT   | COASTAL CHARACTER DISTRICT  |
|----------------------------|--|---|---|---|---|
| Visitor Accommodation Uses | Bed and breakfast                        | 1 per 1,200 gsf (10% of min. shall be long-term)  | 1 per 1,500 gsf (10% of min. shall be long-term)  | 1 per 2,000 gsf (10% of min. shall be long-term)  | 1 per 1,500 gsf (10% of min. shall be long-term)  |
|                            | Campground                               | 1 per 5,000 gsf   | 1 per 10,000 gsf  | 1 per 20,000 gsf  | 1 per 20,000 gsf  |
|                            | Hotel or motel                           | 1 per 20 lodging units (90% of min. shall be long-term)   | 1 per 30 lodging units (90% of min. shall be long-term)   | 1 per 40 lodging units (90% of min. shall be long-term)   | 1 per 30 lodging units (90% of min. shall be long-term)   |
|                            | <u>Inn</u>                               | <u>1 per guest room, plus 1 space per 1,000 gsf of accessory use (10% of min. shall be long-term)</u> | <u>1 per guest room, plus 1 space per 1,000 gsf of accessory use (10% of min. shall be long-term)</u> | <u>1 per guest room, plus 1 space per 1,000 gsf of accessory use (10% of min. shall be long-term)</u> | <u>1 per guest room, plus 1 space per 1,000 gsf of accessory use (10% of min. shall be long-term)</u> |
|                            | Short-term rental unit (vacation rental) | N/A   |   |   |   |

# ARTICLE 9: LEGACY DEVELOPMENT APPROVALS

## 9.1.3. EAST BEACH PLANNED DEVELOPMENT MIXED-USE (PD-MU-EAST BEACH)

| <b>TABLE 9.1.3 TABLE OF LAND USES</b><br><b>P = PERMITTED BY RIGHT   C = ALLOWED ONLY WITH APPROVAL OF A</b><br><b>CONDITIONAL USE PERMIT</b><br><b>NOT LISTED = PROHIBITED</b> |                   |                  |                       |                       |
|---|-------------------|------------------|-----------------------|-----------------------|
| USE CATEGORY  | USE TYPE          | PD-MU-EAST BEACH | PERFORMANCE STANDARDS |                       |
| <b>Visitor Accommodation Uses</b>   | Bed and breakfast | P                | 4.2.3.F(9)            | 4.2.3.F(10)(a)        |
|   | Hotel or motel    | C                |                       | 4.2.3.F(10)(c)        |
|   | <u>Inn</u>        | <u>C</u>         |                       | <u>4.2.3.F(10)(d)</u> |

Dear Mr. Homewood:

We are writing to you, as residents of Ghent, to let you know that we support a text amendment that would add "Inn" as a new use with a conditional use permit in the HC-G1 district; however, we feel that the definition needs to be expanded to allow owners/operators to offer seminars, workshops, classes, and retreats to persons other than overnight guests. Since each "Inn" will require a conditional use permit, the City, with input from impacted residents, can impose conditions addressing parking, number of non-overnight guests allowed, hours of operation, etc., as they do with other conditional uses.

In addition, although it may be premature, we are also writing to you as residents of the 300 block of Fairfax Avenue to express our support for Christina Goode and Chris Causey's planned use of the Page House, which would include meetings, workshops, seminars, and retreats in conjunction with a bed and breakfast. We look forward to having the opportunity to express our support at the public hearings on the "Inn" text amendment and when Ms. Goode and Mr. Causey apply for their conditional use permit.

Sincerely,

Kathleen A. Banfield & Jessica L. Duggan  
322 Fairfax Avenue

Vincent G. Connery  
324 Fairfax Avenue

Susan H. Downing & Elizabeth H. Wray  
326 Fairfax Avenue

Mark & Margie Tekamp  
327 Fairfax Avenue

Tom & Jane Ferguson  
330 Fairfax Avenue

Erica Clift & Heather Monday  
338 Fairfax Avenue

Dear Mr. Homewood:

This is to provide input from the Ghent Neighborhood League in regard to the proposed modification to the City of Norfolk's Zoning Ordinance to create a new zoning category for an "inn" use.

City Planner Ms. Joy Kelling attended GNL's last civic league meeting (via Zoom) on October 20 to present the proposed ordinance and respond to questions. Ms. Kelling defined this presentation as part of the city's initial "Community Outreach Phase."

The proposed zoning criteria are broad, which we understand may be intentional in order to be applied to neighborhoods citywide. However, each of these neighborhoods are distinct and, as a historic district, Ghent has issues and concerns that may not be applicable to other neighborhoods. As written, the proposed zoning ordinance does not address a number of these issues.

Examples of concerns include the following:

- Controls on number of potential facilities within the neighborhood. One approach is to establish minimum lot size and frontage requirements (in Ghent, we would suggest 12,500 square feet and 100 feet frontage. There are a dozen properties in the Hague area alone that would meet these criteria).
- Protection of Historic District character. Conversions must abide by historic guidelines and should limit major modifications or additions.
- Defined operations, including number and size of events allowed, event management procedures (hours, parking, noise), food service (guest vs. restaurant), etc.
- Confidence in city enforcement. There must be active enforcement and a clear avenue for redress of neighborhood concerns about business operations.

If these issues are not defined within the zoning ordinance, they must be able to be defined in a legally enforceable manner through the Conditional Use Permit approval process. We discussed the Woman's Club of Norfolk, located in the 500 block of Fairfax Avenue, as an example where operational restrictions in regard to events, parking, deliveries, and hours of operation were agreed upon in order to respect the surrounding residential area. Consequently, there seem to be minimal inconveniences to neighbors on this block.

The neighborhood understands that there are two or more specific proposals driving this ordinance modification effort. In Ghent, the proposal involves potential reuse of the Page House property in the 300 block of Fairfax Avenue.



The Page House has been a quiet, reliable Bed and Breakfast operation since 1990, starting with three and expanding to six rooms. The notion of changing or expanding its operation is understandably unsettling to neighbors.

Prospective buyers/operators of the Page House property, Christine Goode and Chris Causey, contacted the GNL in July and met with a sub-committee of the Board in mid-July, followed by a discussion with property owners in the 300 block of Fairfax Avenue in late July. Ms. Goode and Mr. Causey presented general visions for their proposed use of the Page House and pledged to be good neighbors. While we believe their sentiments about the welfare of the neighborhood are genuine, these discussions lacked any specific details of the business operations, a critical issue that remains to be addressed.

Following Ms. Kelling's presentation, GNL members expressed specific concern about parking in the 300 block of Fairfax Avenue and general concern about the expansion of commercial activity in the HC-G1 area. Letters opposing the ordinance have already been sent to the city by some Ghent residents, based on the unknown impact of the expansion of commercial activities.

The GNL looks forward to working closely with the City of Norfolk on the next steps to define this ordinance. In doing so, we believe that what is critical in any new ordinance is the precept that any new use must prioritize the interests of existing residents, not vice versa.

Sincerely,

Ghent Neighborhood League Board of Directors



Nat McCormick  
Project Review Committee Chairman



# FREEMASON STREET AREA ASSOCIATION

Norfolk, VA 23510

[www.freemasonstreetareaassociation.org](http://www.freemasonstreetareaassociation.org)

---

November 18, 2021

Joy Kelling  
Planner I  
City of Norfolk  
Planning Department  
810 Union Street | Suite 508  
Norfolk, VA 23510

Dear Ms. Kelling,

Thank you for spending time with the Freemason Street Area Association Historic Oversight Committee reviewing the proposed new definition of an “inn”. We have reviewed the information you provided and support the proposal.

While we support the proposal, we are concerned that a conditional use permit (CUP) would transfer with a property should it be sold. We strive hard to establish a good working relationship with the businesses within our neighborhood and that includes meeting with the business owners to get to know them, understand their plans, and consider the impact on neighboring properties. Having a CUP transfer would limit our ability to take these factors into consideration and could cause unintentional issues.

If you need additional information or would like to talk further, please reach out to me a 757.630.7158 or [gar059@verizon.net](mailto:gar059@verizon.net).

*Geraldine A Roth*

Geraldine A Roth  
Chairman, Historic Oversight Committee  
Freemason Street Area Association

Cc:  
Jack Kavanaugh, FSAA President  
Courtney Doyle, Norfolk City Council, Ward 2  
FSAA Historic Oversight Committee

## Kirch-Kelling, Joy M

---

**From:** donmusacchio@aol.com  
**Sent:** Friday, October 15, 2021 9:21 AM  
**To:** Kirch-Kelling, Joy M  
**Subject:** Thanks

\*\*\* This is an EXTERNAL email. Please exercise caution. \*\*\*

---

Thanks for attending last night's Civic League meeting. Positive feedback from folks. Stay safe.

**Archived:** Monday, January 10, 2022 3:30:26 PM

**From:** [Kate Wilson](#)

**Mail received time:** Thu, 18 Nov 2021 03:20:12

**Sent:** Wednesday, November 17, 2021 10:20:13 PM

**To:** [Doyle, Courtney McClellan, Andria Homewood, George Lloyd, Amanda earlfraleyjr@gmail.com mhales@gatewayventures.net Sudderth, Kim austinramona43@gmail.com KathrynShelton.npc@gmail.com Murphy, Kevin Homewood, George](#)

**Cc:** [Pollock, Susan Kirch-Kelling, Joy M lmurphy@wilsav.com](#)

**Subject:** Letter to Planning Commission re. Inn designation

**Importance:** Normal

**Sensitivity:** None

---

\*\*\* This is an EXTERNAL email. Please exercise caution. \*\*\*

---

Dear Mr. Homewood:

I write to you as a Ghent resident and Norfolk native. For nearly 18 years, my husband BC and I have lived on Fairfax Avenue, across the street from The Page House. We wish to express our support for the proposed text amendment that would add "Inn" as a new use with a conditional use permit in the HC-G1 district. Furthermore, we fully endorse the Ghent Neighborhood League's recommendation for expansion of the "Inn" definition to allow owners/operators to offer seminars, workshops, classes, and retreats to persons other than overnight guests. We have confidence in the City's conditional use permit process that, with input from neighboring or otherwise affected residents, can include specific conditions to address concerns about parking availability, number of non-overnight guests allowed, hours of operation, etc.

Our neighborhood, and in particular the 300 block of Fairfax, is congenial. We know each other, welcome new neighbors, and take care of each other. We watch out for our neighbors' houses when they are travelling, send each other reminder emails and texts for street sweeping, share gardening tools, babysit, and celebrate family milestones together, regardless of how long or short one has lived on this block. The 300 block goes deeper than just a wave to nameless neighbors. This is relevant because The Page House is an active part of the 300 block community, and its owners are genuine in their connections to fellow neighbors.

So, as residents of the 300 block of Fairfax Avenue who hope to live here for at least 18 more years, we support Christina Goode and Chris Causey's planned future use of The Page House, to include meetings, workshops, seminars, and retreats, in conjunction with a bed and breakfast, pending the conditional use permit process. We are hopeful and confident that Ms. Goode and Mr. Causey can create a center that will augment our block and neighborhood, truly be "neighborly," and usher in the next phase of the historic Page House property.

Thank you for your consideration.

Sincerely,

Kate Hofheimer Wilson  
Brian C. Wilson

328 Fairfax Ave.  
Norfolk, VA 23507  
757-651-6889

"In the end we will conserve only what we love, we will love only what we understand, and we will understand only what we are taught."

- Baba Dioum, African naturalist and poet

**Archived:** Monday, January 10, 2022 3:32:04 PM

**From:** [Homewood, George](#)

**Sent:** Thursday, November 18, 2021 10:28:31 AM

**To:** [Amanda Lloyd](#) [Earl P Fraley Jr. \(fraleyearl@aol.com\)](#) [earlfraleyjr@gmail.com](#) [Kathy Shelton \(akathrynshelton@gmail.com\)](#) [Kevin Murphy \(krmurphy@verizon.net\)](#) [Kim Sudderth](#) [Lloyd, Amanda](#) [Matt Hales \(mhales@gatewayventures.net\)](#) [Murphy, Kevin](#) [Ramona Austin - The Baron and Ellin Gordon Art Gallerie \(RAustin@odu.edu\)](#) [rmaustin335@yahoo.com](#)

**Cc:** [Shea, Paula](#) [Pollock, Susan](#) [Kirch-Kelling, Joy M](#)

**Subject:** FW: Page House Use

**Importance:** Normal

**Sensitivity:** None

---

**George M Homewood, FAICP CFM**

*Director of City Planning*

City of Norfolk, Virginia

757.620.3630

---

**From:** Tim Faulkner <timf@thebreedencompany.com>

**Sent:** Thursday, November 18, 2021 7:51 AM

**To:** Homewood, George <George.Homewood@norfolk.gov>

**Subject:** Page House Use

\*\*\* This is an EXTERNAL email. Please exercise caution. \*\*\*

---

Hi George,

I have spoken to Christina Goode about her proposed use at the Page House in our neighborhood (Ghent).

I just wanted you to know that I personally support her plan.

I think the use is compatible with the neighborhood given the Williams School, Chrysler Art Museum, Hague School, and multifamily dwellings that are in the community.

Hope to see you soon.

Tim

**Tim Faulkner**

Chief Operating Officer



Inspiring Places...

560 Lynnhaven Parkway

Virginia Beach, Virginia 23452

**Office:** 757.486.1000

**Email:** [timf@thebreedencompany.com](mailto:timf@thebreedencompany.com)

**Website:** [www.thebreedencompany.com](http://www.thebreedencompany.com)

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Dear Mr. Homewood:

We are writing to you, as residents of Ghent, to let you know that we support a text amendment that would add "Inn" as a new use with a conditional use permit in the HC-G1 district; however, we feel that the definition needs to be expanded to allow owners/operators to offer seminars, workshops, classes, and retreats to persons other than overnight guests. Since each "Inn" will require a conditional use permit, the City, with input from impacted residents, can impose conditions addressing parking, number of non-overnight guests allowed, hours of operation, etc., as they do with other conditional uses.

In addition, although it may be premature, we are also writing to you as residents of the 300 block of Fairfax Avenue to express our support for Christina Goode and Chris Causey's planned use of the Page House, which would include meetings, workshops, seminars, and retreats in conjunction with a bed and breakfast. We look forward to having the opportunity to express our support at the public hearings on the "Inn" text amendment and when Ms. Goode and Mr. Causey apply for their conditional use permit.

Sincerely,



## Kirch-Kelling, Joy M

---

**From:** bruce dalcher <bdalcher@mac.com>  
**Sent:** Thursday, January 27, 2022 8:52 AM  
**To:** Kirch-Kelling, Joy M  
**Subject:** Fwd: Proposed "Inn" zoning category / Page House / zone HC-G1: Resident input

\*\*\* This is an EXTERNAL email. Please exercise caution. \*\*\*

---

Ms Kelling,  
Here is the 23 Sept email I referred to.  
I also have reason to believe that another neighbor opposed the idea in writing, and that is likewise not in the packet.  
YES, I would like this to be considered.  
Thank you  
Bruce Dalcher

Begin forwarded message:

**From:** bruce dalcher <[bdalcher@mac.com](mailto:bdalcher@mac.com)>  
**Subject:** Proposed "Inn" zoning category / Page House / zone HC-G1: Resident input  
**Date:** 23September 2021 at 13:26:17 EDT  
**To:** [zoningdsc@norfolk.gov](mailto:zoningdsc@norfolk.gov), [planning@norfolk.gov](mailto:planning@norfolk.gov), [ccouncil@norfolk.gov](mailto:ccouncil@norfolk.gov), "Doyle, Courtney" <[courtney.doyle@norfolk.gov](mailto:courtney.doyle@norfolk.gov)>, [andria.mcclellan@norfolk.gov](mailto:andria.mcclellan@norfolk.gov), Admin GNL <[admin@ghentneighborhoodleague.org](mailto:admin@ghentneighborhoodleague.org)>, Kathy Shelton <[akathrynshelton@gmail.com](mailto:akathrynshelton@gmail.com)>

Dear Norfolk City Planning Commission and Norfolk City Council,  
(copy: Council members McClellan and Doyle, Ghent Neighborhood League, Kathy Shelton)

I oppose any change to the Norfolk zoning ordinance for Ghent (HC-G1) because I oppose any expansion of the very limited scope of commercial activity in our zone.

The proposed "Inn" category, whatever else it may be, is such an expansion and we do not want that here in Ghent.

I recognize that West Freemason, for example, is a very different situation since many commercial activities are already allowed there, and I have no objection to creating the "Inn" category there or elsewhere in Norfolk, but I oppose it for Ghent. We residents have chosen to live here for many diverse reasons, but the top of the list is the quiet residential character of our neighborhood. ANY expansion, however innocuously it may be described, threatens that character.

As I understand the present zoning ordinance, a bed and breakfast is the ONLY form of commercial activity possible in HC-G1, and that's the way we like it.

Thank you for considering my input.

Sincerely,

Bruce Dalcher  
342 Fairfax Avenue

**GUY R. FRIDDELL, III**

333 Fairfax Avenue  
Norfolk, VA 23507

November 18, 2021

George Homewood, FAICP CFM  
Norfolk Planning Director  
City Hall Building  
810 Union Street, Suite 508  
Norfolk, VA 23510

Re: Inn Designation

Dear Mr. Homewood:

I'd like to second Ms. Foy's letter in conditional support of the proposed Inn designation. This case is a good example of why the establishment of clear conditions is critical, given the willingness of the sellers and the buyer to utilize the (exaggerated) threat of a more noxious use to compel support from the neighbors of their project as a lesser evil. Unequivocal, detailed and well conceived requirements for an Inn, thoughtfully taking into account the existing neighborhood circumstances, must be an essential part of this program lest the buyer, when it's her turn to sell, attempt to use similar leverage to take the property use further down the slope to wide open commercial penetration in order to maximize her selling price at the expense of the neighborhood.

Thank you very much.

Very truly yours,

A handwritten signature in blue ink, appearing to be "G. FriddeLL", with a long horizontal stroke extending to the right.

**From:** [Michelle Foy](#)  
**Mail received time:** Thu, 18 Nov 2021 12:30:48  
**Sent:** Thursday, November 18, 2021 7:30:50 AM  
**To:** [Homewood, GeorgeKirch-Kelling, Joy M](#)  
**Subject:** Inn Designation  
**Importance:** Normal  
**Sensitivity:** None  
**Archived:** Monday, January 10, 2022 3:28:58 PM

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\*\*\* This is an EXTERNAL email. Please exercise caution. \*\*\*

---

George,

I support the proposed inn designation provided appropriate conditions are imposed that address parking, noise, events, hours, and numbers - taking into consideration the unique factors surrounding each proposed inn. For example, in the 300 block of Fairfax, residents already overflow into the EVMS parking lot because, at times, the street is full just from residents and presumably patrons of the museum. I have concern over how the parking lot's use will be affected once the city completes its purchase of the EVMS property and the use of that parking lot is then shared with or controlled by the museum.

I am told the inn proposed on Fairfax is making arrangements with the Chrysler Museum for overflow parking on this (to be) city owned parking lot. There are potential legal issues there, but that is probably an issue to be examined by your extraordinary legal council, Mr. Melita. Certainly, if resident use of that lot is curtailed by the museum/city, there will be a parking problem for residents. Or I guess residents can always park on The Hague and play the "move your car before it floods game":)

Talking in circles, as usual, I support the inn designation, but I will take particular interest in the conditions imposed by a CUP permitting such use.

Thank you,  
Michelle Foy  
320 Fairfax Avenue

Dear Mr. Homewood:

We are writing to you, as residents of Ghent, to let you know that we support a text amendment that would add "Inn" as a new use with a conditional use permit in the HC-G1 district; however, we feel that the definition needs to be expanded to allow owners/operators to offer seminars, workshops, classes, and retreats to persons other than overnight guests. Since each "Inn" will require a conditional use permit, the City, with input from impacted residents, can impose conditions addressing parking, number of non-overnight guests allowed, hours of operation, etc., as they do with other conditional uses.

In addition, although it may be premature, we are also writing to you as residents of the 300 block of Fairfax Avenue to express our support for Christina Goode and Chris Causey's planned use of the Page House, which would include meetings, workshops, seminars, and retreats in conjunction with a bed and breakfast. We look forward to having the opportunity to express our support at the public hearings on the "Inn" text amendment and when Ms. Goode and Mr. Causey apply for their conditional use permit.

Sincerely,

## Kirch-Kelling, Joy M

---

**From:** Vince Connery <conneryv@gmail.com>  
**Sent:** Wednesday, January 26, 2022 12:35 PM  
**To:** Mhales@gatewayventures.net; Lloyd, Amanda; austinramona43@gmail.com; Kimysudderth@gmail.com; earlfraleyir@gmail.com; KathrynShelton.npc@gmail.com; Homewood, George; McClellan, Andria; Doyle, Courtney; Pollock, Susan; Murphy, Lisa M.; nmccormick@nrha.us; Kirch-Kelling, Joy M  
**Cc:** Christopher Causey  
**Subject:** Fwd: Support for Inn designation process going forward  
**Attachments:** Ltr re Inn Use (11-17-21)v2.DOCX

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

\*\*\* This is an EXTERNAL email. Please exercise caution. \*\*\*

---

Hello, all:

I am re-sending this letter of support for the Inn designation that was submitted for the informal meeting in November. Please note that most of the signers are near/across-the-street neighbors of the Page House.

Thank you for your favorable consideration!

Vince Connery

----- Forwarded message -----

**From:** Vince Connery <[conneryv@gmail.com](mailto:conneryv@gmail.com)>  
**Date:** Thu, Nov 18, 2021 at 10:00 AM  
**Subject:** Support for Inn designation process going forward  
**To:** <[George.homewood@norfolk.gov](mailto:George.homewood@norfolk.gov)>  
**Cc:** Courtney Doyle <[courtney.doyle@norfolk.gov](mailto:courtney.doyle@norfolk.gov)>, McClellan, Andria <[andria.mcclellan@norfolk.gov](mailto:andria.mcclellan@norfolk.gov)>, <[admin@ghentneighborhoodleague.org](mailto:admin@ghentneighborhoodleague.org)>

Hello, Mr. Homewood:

Ahead of today's informal meeting of the Planning Commission, please see the attached letter, which is endorsed by the following homeowners/residents of the 300 block of Fairfax Avenue:

Kathleen A. Banfield & Jessica L. Duggan  
322 Fairfax Avenue

Vincent G. Connery  
324 Fairfax Avenue

Susan H. Downing & Elizabeth H. Wray

326 Fairfax Avenue

Mark & Margie Tekamp  
327 Fairfax Avenue

Tom & Jane Ferguson  
330 Fairfax Avenue

Erica Clift & Heather Monday  
338 Fairfax Avenue

## Kirch-Kelling, Joy M

---

**From:** bruce dalcher <bdalcher@mac.com>  
**Sent:** Thursday, January 27, 2022 8:52 AM  
**To:** Kirch-Kelling, Joy M  
**Subject:** Fwd: Proposed "Inn" zoning category / Page House / zone HC-G1: Resident input

\*\*\* This is an EXTERNAL email. Please exercise caution. \*\*\*

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Ms Kelling,  
Here is the 23 Sept email I referred to.  
I also have reason to believe that another neighbor opposed the idea in writing, and that is likewise not in the packet.  
YES, I would like this to be considered.  
Thank you  
Bruce Dalcher

Begin forwarded message:

**From:** bruce dalcher <[bdalcher@mac.com](mailto:bdalcher@mac.com)>  
**Subject:** Proposed "Inn" zoning category / Page House / zone HC-G1: Resident input  
**Date:** 23September 2021 at 13:26:17 EDT  
**To:** [zoningdsc@norfolk.gov](mailto:zoningdsc@norfolk.gov), [planning@norfolk.gov](mailto:planning@norfolk.gov), [ccouncil@norfolk.gov](mailto:ccouncil@norfolk.gov), "Doyle, Courtney" <[courtney.doyle@norfolk.gov](mailto:courtney.doyle@norfolk.gov)>, [andria.mcclellan@norfolk.gov](mailto:andria.mcclellan@norfolk.gov), Admin GNL <[admin@ghentneighborhoodleague.org](mailto:admin@ghentneighborhoodleague.org)>, Kathy Shelton <[akathrynshelton@gmail.com](mailto:akathrynshelton@gmail.com)>

Dear Norfolk City Planning Commission and Norfolk City Council,  
(copy: Council members McClellan and Doyle, Ghent Neighborhood League, Kathy Shelton)

I oppose any change to the Norfolk zoning ordinance for Ghent (HC-G1) because I oppose any expansion of the very limited scope of commercial activity in our zone.

The proposed "Inn" category, whatever else it may be, is such an expansion and we do not want that here in Ghent.

I recognize that West Freemason, for example, is a very different situation since many commercial activities are already allowed there, and I have no objection to creating the "Inn" category there or elsewhere in Norfolk, but I oppose it for Ghent. We residents have chosen to live here for many diverse reasons, but the top of the list is the quiet residential character of our neighborhood. ANY expansion, however innocuously it may be described, threatens that character.

As I understand the present zoning ordinance, a bed and breakfast is the ONLY form of commercial activity possible in HC-G1, and that's the way we like it.

Thank you for considering my input.

Sincerely,

Bruce Dalcher  
342 Fairfax Avenue

To: Ghent Neighborhood League  
Norfolk Planning Commission  
Norfolk City Council

From: David and Dee Keenan

Date: September 16, 2021

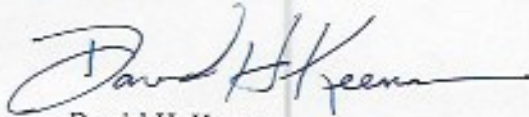
Re: Proposed Zoning Change for HC-G1, Ghent Historical District

We reside at 312 Fairfax Avenue, where we have lived happily over the last twenty-nine years. We are steadfastly against the proposed zoning change and against the proposed change in the Conditional Use Permit, which is currently held by the Page House Bed and Breakfast.

Fairfax Avenue is unique and wonderful place to live. The proposed zoning change would alter the very nature of our cherished street and neighborhood.

We have been strong supporters of the Bed and Breakfast, as it currently exists. Given that our street and neighborhood is designated as a historical district, the Bed and Breakfast, which is housed in a historical home, is consistent with the mission of the neighborhood. We are particularly against turning our neighborhood into a commercial district for ill-conceived commercial ventures. We believe that this proposed zoning change would set a negative precedent and that it would undermine the city's desire to preserve the historical nature of our close knit community.

Regards,



David H. Keenan



Dee Keenan

C: Andria McClellan  
Courtney Doyle



Parking for **ancillary uses** at 50% as required by Table 5.1.7(D)

| Use                           | Downtown Character District      | 50%  | Traditional Character District   | 50%  | Suburban Character District      | 50%  | Coastal Character District       | 50%  |
|-------------------------------|----------------------------------|--|----------------------------------|--|----------------------------------|--|----------------------------------|--|
| Restaurant /Banquet Hall      | 1 per 250 enclosed assembly area | 0.5 per 250 enclosed assembly area<br>OR<br>1 per 500 enclosed assembly area | 1 per 175 enclosed assembly area | 0.5 per 175 enclosed assembly area<br>OR<br>1 per 350 enclosed assembly area | 1 per 150 enclosed assembly area | 0.5 per 150 enclosed assembly area<br>OR<br>1 per 300 enclosed assembly area | 1 per 175 enclosed assembly area | 0.5 per 175 enclosed assembly area<br>OR<br>1 per 350 enclosed assembly area |
| Health & Fitness Facility     | 1 per 250 sf                     | 0.5 per 250 sf<br>OR<br>1 per 500 sf   | 1 per 175 sf                     | 0.5 per 175 sf<br>OR<br>1 per 350 sf   | 1 per 150 sf                     | 0.5 per 150 sf<br>OR<br>1 per 300 sf   | 1 per 150 sf                     | 0.5 per 150 sf<br>OR<br>1 per 300 sf   |
| Conference or Training Center | 1 per 600 sf                     | 0.5 per 600 sf<br>OR<br>1 per 1,200 sf                                       | 1 per 300 sf                     | 0.5 per 300 sf<br>OR<br>1 per 600 sf   | 1 per 250 sf                     | 0.5 per 250 sf<br>OR<br>1 per 500 sf   | 1 per 250                        | 0.5 per 250<br>OR<br>1 per 500 sf  |

## Parking Examples

An Inn in the Downtown Character District with a 2,500 sq. ft. restaurant would need **5 parking spaces** for the ancillary use.  
Compared to the same Restaurant in the same district would need 10 parking spaces.

An Inn in the Coastal Character District with a 1,000 Sq. ft. Health & Fitness Facility would need **3 parking spaces** for the ancillary use.  
Compared to the same Health & Fitness Facility in the same district would need 6 parking spaces.

## Exemptions *Section 5.1.7 B*

- Any **pre-existing building** in the **Downtown, Traditional, or Coastal Charter District** shall be considered to have one parking space for each 300 square feet of gross area inside the building minus the total number of existing parking spaces, if any, that actually exist on the site.

- Any **retail** and **service use** or **restaurant** with an occupancy of less than 50 in the **Downtown, Traditional, or Coastal Charter District** is exempt from parking requirements.
- Any **change of use** to another use with an **equal or less parking requirement**, no additional parking will be required.
- The following Downtown districts are **not required** to provide motor vehicle parking: **D-W, D-BC, D-MU, D-AD, and D-SP**.

### Alternative Parking Options *Section 5.1.7 C*

- **Off-Lot Parking**  
Property designated as a Historic Landmark or located in an HC district or PCO district, 100% of the required spaces may be located off lot. For all other districts up to 50% of the required spaces may be off lot.
- **Shared Parking**  
Site may use up to 75% of the required parking spaces through shared parking, provided that parking demands do not overlap.
- **Deferred Parking**  
Up to 25% of the required parking may be delayed based on findings from a parking study. If the ZA determines that the study demonstrates the existing parking is adequate, then construction of the remaining number of parking spaces shall not be required.
- **Valet Parking**  
An alternative parking plan may propose to use valet parking to meet a portion of the minimum number of parking spaces required.
- **Transport Demand Management**  
May apply to up to 30% of the required parking spaces if a transportation demand management plan can demonstrate a multi -model system that will anticipate the need for less parking.
- **Site Specific Parking Study**  
With by a site-specific parking study prepared by a qualified transportation planning professional, applicants may demonstrate how due to the location, nature, or mix of uses, there is a reasonable probability the number of parking spaces actually needed to serve the development is less than the minimum required.

**Archived:** Wednesday, February 23, 2022 12:40:59 PM

**From:** [Homewood, George](#)

**Sent:** Tue, 22 Feb 2022 23:50:44

**To:** [Amanda Lloyd Earl P Fraley Jr. \(fraleyearl@aol.com\)](#) [earlfraleyjr@gmail.com](#) [Kathy Shelton \(akathrynshelton@gmail.com\)](#) [Kevin Murphy \(krmurphy@verizon.net\)](#) [Kim Sudderth Lloyd, Amanda Matt Hales \(mhales@gatewayventures.net\)](#) [Murphy, Kevin Ramona Austin - The Baron and Ellin Gordon Art Gallerie \(RAustin@odu.edu\)](#) [rmaustin335@yahoo.com](#)

**Cc:** [Roberts, Patrick Shea, Paula Pollock, Susan Williams, Sherri Kirch-Kelling, Joy M](#)

**Subject:** FW: Need your help TODAY, please!

**Importance:** Normal

**Sensitivity:** None

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FYI

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**From:** Vince Connery <conneryv@gmail.com>

**Sent:** Tuesday, February 22, 2022 6:49 PM

**To:** Admin GNL <admin@ghentneighborhoodleague.org>; Homewood, George <George.Homewood@norfolk.gov>; Joy.kitchen-kelling@norfolk.gov; Susan.pollack@norfolk.gov

**Subject:** Fwd: Need your help TODAY, please!

\*\*\* This is an EXTERNAL email. Please exercise caution. \*\*\*

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To: Members of the Norfolk Planning Council

I am an immediate across-the-street neighbor of the Page House, and am writing to **support** the proposed text amendment that would add “Inn” as a **new use**, with a conditional use permit, in the HC-G1 district, to allow owners/operators to offer seminars, workshops, classes and retreats to persons other than overnight guests, in conjunction with the operation of a bed and breakfast.

I also **support** the prospective **proposal of Christina Goode and Chris Causey** to obtain a conditional use permit to operate the Page House Inn as an “Inn”.

Thank you for your favorable consideration!

Vincent G. Connery  
324 Fairfax Avenue

**From:** [Elizabeth wray](#)  
**Mail received time:** Wed, 23 Feb 2022 01:09:52  
**Sent:** Tuesday, February 22, 2022 8:09:53 PM  
**To:** [Homewood, George](#)  
**Cc:** [admin@ghentneighborhoodleague.org](mailto:admin@ghentneighborhoodleague.org)  
**Subject:** Page House  
**Importance:** Normal  
**Sensitivity:** None  
**Archived:** Wednesday, February 23, 2022 12:40:55 PM

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\*\*\* This is an EXTERNAL email. Please exercise caution. \*\*\*

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To members of the Norfolk Planning Council:

We are long time residents of 326 Fairfax Ave. We have resided at this property for 43 years plus, renovating this property in 1979. We are directly across from what is now The Page House Inn. We are writing to support the proposed text amendment that would add "Inn" as a new use, with a conditional use permit, in the HC-G1 district, to allow owners/operators to offer seminars, workshops, classes and retreats to persons other than overnight guests, in conjunction with the operation of a bed and breakfast.

We also support the prospective proposal of Christina Goode and Christopher Causey  
To obtain a conditional use permit to operate The Page House Inn as an "Inn."

We think this should add interest to our neighborhood and keep The Page House viable.

Thank you,  
Elizabeth Wray  
Susan Downing  
326 Fairfax Ave.

Sent from my iPad

**Archived:** Wednesday, February 23, 2022 12:40:52 PM

**From:** [Homewood, George](#)

**Sent:** Tue, 22 Feb 2022 23:47:17

**To:** [Amanda Lloyd Earl P Fraley Jr. \(fraleyearl@aol.com\)](#) [earlfraleyjr@gmail.com](#) [Kathy Shelton \(akathrynshelton@gmail.com\)](#) [Kevin Murphy \(krmurphy@verizon.net\)](#) [Kim Sudderth Lloyd, Amanda Matt Hales \(mhales@gatewayventures.net\)](#) [Murphy, Kevin Ramona Austin - The Baron and Ellin Gordon Art Gallerie \(RAustin@odu.edu\)](#) [rmaustin335@yahoo.com](#)

**Cc:** [Roberts, Patrick Shea, Paula Pollock, Susan Williams, Sherri Kirch-Kelling, Joy M](#)

**Subject:** FW: Page House Support

**Importance:** Normal

**Sensitivity:** None

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FYI

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**From:** Erica Clift <eclift13@hotmail.com>

**Sent:** Tuesday, February 22, 2022 6:43 PM

**To:** [admin@ghentneighborhoodleague.org](#); [Homewood, George <George.Homewood@norfolk.gov>](#)

**Cc:** [Joy.kitchen-kelling@norfolk.gov](#); [Susan.pollack@norfolk.gov](#); [Vince Connery <conneryv@gmail.com>](#); [heather moday <hjmoday@gmail.com>](#)

**Subject:** Page House Support

\*\*\* This is an EXTERNAL email. Please exercise caution. \*\*\*

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To: Members of the Norfolk Planning Council

We are immediate near neighbor(s) of the Page House, and are writing to **support** the proposed text amendment that would add "Inn" as a new use, with a conditional use permit, in the HC-G1 district, to allow owners/operators to offer seminars, workshops, classes and retreats to persons other than overnight guests, in conjunction with the operation of a bed and breakfast.

We also support the prospective proposal of Christina Goode and Chris Causey to obtain a conditional use permit to operate the Page House Inn as an "Inn".

**Erica Clift**  
**Heather Moday**  
**338 Fairfax Ave,**  
**Norfolk VA 23507**

Get [Outlook for iOS](#)

**Archived:** Wednesday, February 23, 2022 12:40:50 PM

**From:** [Jean Webster](#)

**Mail received time:** Wed, 23 Feb 2022 01:55:05

**Sent:** Tuesday, February 22, 2022 8:55:05 PM

**To:** [Kirch-Kelling, Joy M](#)

**Subject:** Fwd: "Inn" designation amendment

**Importance:** Normal

**Sensitivity:** None

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\*\*\* This is an EXTERNAL email. Please exercise caution. \*\*\*

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This came back undeliverable. Trying again - Thanks!

----- Forwarded message -----

From: **Jean Webster** <[jean.p.webster@gmail.com](mailto:jean.p.webster@gmail.com)>

Date: Tue, Feb 22, 2022 at 8:42 PM

Subject: "Inn" designation amendment

To: <[george.homewood@norfolk.gov](mailto:george.homewood@norfolk.gov)>, <[joy.kitchen-kelling@norfolk.gov](mailto:joy.kitchen-kelling@norfolk.gov)>, <[susan.pollack@norfolk.gov](mailto:susan.pollack@norfolk.gov)>, <[admin@ghentneighborhoodleague.org](mailto:admin@ghentneighborhoodleague.org)>

Members of the Norfolk Planning Council,

We write to you, as residents of the 400 block of Fairfax Avenue, in support of the proposed text amendment which would add "Inn" as a new use with a conditional use permit in the HC-G1 district. We also endorse the recommendation to expand the definition of "Inn" to allow the offering of seminars, workshops, classes, and retreats to persons other than overnight guests.

We support Christina Goode and Chris Causey's planned use of the Page House for meetings, workshops, seminars, and retreats in addition to its ongoing use as a B&B. We feel that this use is in character with other activity in the Hague neighborhood, including the Chrysler Museum, the Hague School, and the Williams School.

Sincerely,  
Jean Webster and Stephen Cox  
413 Fairfax Ave

**Archived:** Wednesday, February 23, 2022 12:40:48 PM

**From:** [Jessica Duggan](#)

**Mail received time:** Wed, 23 Feb 2022 06:40:21

**Sent:** Wednesday, February 23, 2022 1:40:22 AM

**To:** [admin@ghentneighborhoodleague.org](mailto:admin@ghentneighborhoodleague.org) [Homewood, George](#) [Joy.kitchen-kelling@norfolk.gov](mailto:Joy.kitchen-kelling@norfolk.gov) [Susan.pollack@norfolk.gov](mailto:Susan.pollack@norfolk.gov)

**Subject:** Page House

**Importance:** Normal

**Sensitivity:** None

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\*\*\* This is an EXTERNAL email. Please exercise caution. \*\*\*

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Dear members of the Norfolk Planning Council,

I am an immediate neighbor to the Page House and am writing this email to state my support of the proposed text amendment adding "inn" as a new use in the HC-G1 district. While this allows the inn to continue operating a bed and breakfast, I also understand that its owners and operators would be able to offer seminars, workshops, classes and retreats to people beyond those who are overnight guests.

I have been engaged in the process of learning of the proposed plan and to this end, I am also in support of Christina Goode and Chris Causey's prospective proposal to obtain a conditional use permit in order to operate the Page House Inn as an "Inn."

Best,  
Jessica L. Duggan  
322 Fairfax Ave

**Archived:** Wednesday, February 23, 2022 12:40:46 PM

**From:** [Kathleen Banfield](#)

**Mail received time:** Wed, 23 Feb 2022 03:15:35

**Sent:** Tuesday, February 22, 2022 10:15:36 PM

**To:** [admin@ghentneighborhoodleague.org](mailto:admin@ghentneighborhoodleague.org) [Homewood, George](#) [Joy.kitchen-kelling@norfolk.gov](mailto:Joy.kitchen-kelling@norfolk.gov) [Susan.pollack@norfolk.gov](mailto:Susan.pollack@norfolk.gov)

**Subject:** Fairfax Ave - Inn designation

**Importance:** Normal

**Sensitivity:** None

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\*\*\* This is an EXTERNAL email. Please exercise caution. \*\*\*

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Dear Norfolk Planning Council,

As members of the Norfolk Planning Council, I would like to express to you my full support of the proposed text amendment adding "inn" as a new use in the HC-G1 district. I understand that this would allow owners and operators of the inn the ability to offer a range of seminars, workshops, classes and retreats to individuals and groups of people that include those other than overnight guests and that this would be in addition to operating a bed and breakfast.

I am also in support of Christina Goode and Chris Causey's prospective proposal to obtain a conditional use permit in order to operate the Page House Inn as an "Inn." In fact, I attended a presentation they offered to our neighborhood this past summer, where I learned of their anticipated plan. I should also note I live directly across the street from the Page House property.

If any additional input would be helpful, please let me know.

Best,

Kathleen Lowber-Banfield

322 Fairfax Ave

(617) 331-6934



**Archived:** Wednesday, February 23, 2022 12:40:45 PM

**From:** [Margie Tekamp](#)

**Mail received time:** Wed, 23 Feb 2022 00:31:38

**Sent:** Tuesday, February 22, 2022 7:31:39 PM

**To:** [Homewood, George](#)

**Cc:** [admin@ghentneighborhoodleague.org](mailto:admin@ghentneighborhoodleague.org)

**Subject:** Page House Inn Support

**Importance:** Normal

**Sensitivity:** None

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\*\*\* This is an EXTERNAL email. Please exercise caution. \*\*\*

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To: Members of the Norfolk Planning Council:

We are next door neighbors of the Page House, and are writing to **support** the proposed text amendment that would add “Inn” as a new use, with a conditional use permit, in the HC-G1 district, to allow owners/operators to offer seminars, workshops, classes and retreats to persons other than overnight guests, in conjunction with the operation of a bed and breakfast.

We also support the prospective proposal of Christina Goode and Chris Causey to obtain a conditional use permit to operate the Page House Inn as an “Inn”.

Mark H. Tekamp

**Margie G. Tekamp** 327 Fairfax Avenue

**Archived:** Wednesday, February 23, 2022 12:40:43 PM

**From:** [Thomas Ferguson](#)

**Sent:** Wed, 23 Feb 2022 01:18:46

**To:** [admin@ghentneighborhoodleague.org](mailto:admin@ghentneighborhoodleague.org) [joy.kitchen-kelling@norfolk.gov](mailto:joy.kitchen-kelling@norfolk.gov) [susan.pollack@norfolk.gov](mailto:susan.pollack@norfolk.gov) [Homewood, George](#)

**Subject:** Page House -- Support for Proposed Text Amendment

**Importance:** Normal

**Sensitivity:** None

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\*\*\* This is an EXTERNAL email. Please exercise caution. \*\*\*

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Members of the Norfolk Planning Council:

My wife and I live across Fairfax Avenue from the Page House Inn. I am writing to confirm our strong support of the proposed text amendment that would add "Inn" as a new use, with a conditional use permit, in the HC-G1 district, to allow owners/operators to offer seminars, workshops, classes and retreats to persons other than overnight guests, in conjunction with the operation of a bed and breakfast. It is our view that this will be a positive step for the neighborhood. As such, we fully support the prospective proposal of Christina Goode and Chris Causey to obtain a conditional use permit to operate the Page House Inn as an "Inn". Thank you.

**Thomas and Jane Ferguson**

330 Fairfax Avenue

Norfolk, VA 23507

571-442-4164

Sent from [Mail](#) for Windows

February 21, 2022

Dear Mr. Homewood:

This letter is to amend the Ghent Neighborhood League's previous comments of November in regard to the proposed modification to the City of Norfolk's Zoning Ordinance to create a new zoning category for an "inn" use.

Following an initial presentation of the proposed ordinance to the GNL last October, you and other city staff attended our February 16 meeting (via Zoom) to review revisions to the ordinance and answer questions.

Several neighbors expressed concern about the introduction and possible proliferation of business uses, their potential impact to the character of the neighborhood, and were strongly opposed to the ordinance. These neighbors have written individual letters that should be included in Planning Commission's information package. We are aware that other neighbors have written letters of support.

In our original comments, the GNL expressed some concern that an ordinance written for the city at large fails to capture issues specific to a historic district such as Ghent. Our general concerns include protecting the historic character and primarily residential use of the neighborhood. It appears the city feels such concerns can be adequately addressed through the Conditional Use Permit (CUP) process, where specific controls can be defined for a given context.

Following your presentation, a representative of the prospective buyers of the Page House Inn presented details of their business plan, also allowing for questions and answers. This presentation spelled out operations that would be subject to definition through the Conditional Use Process.

Should this ordinance be passed by Planning Commission and Council, the GNL will rely on the CUP process – and the city's dedicated enforcement of any agreements – to establish reasonable controls with the objective of maintaining the residential and historic qualities of our neighborhood.

We appreciate your consideration of this input.

Sincerely,



Nat McCormick  
Project Review Committee Chairman